

114.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

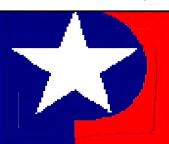
714,800 / 714,800

USE VALUE:

714,800 / 714,800

ASSESSED:

714,800 / 714,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		AERIAL ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WALDON LAURA & EMILY	
Owner 2:		
Owner 3:		

Street 1:	61 AERIAL ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	BENNETT LINDA P/TRUSTEE -
Owner 2:	PIGG AERIAL TRUST -
Street 1:	61 AERIAL ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 11,940 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11940		Sq. Ft.	Site		0	70.	0.65	5									544,741						544,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							73342	
101	11940.000	170,100		544,700	714,800							GIS Ref	
Total Card	0.274	170,100		544,700	714,800					Entered Lot Size		GIS Ref	
Total Parcel	0.274	170,100		544,700	714,800					Total Land:		Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	783.77	/Parcel:	783.7				Land Unit Type:		09/26/18	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID	114.0-0007-0001.0	18890!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		
2020	101	FV	170,100	0	11,940.	544,700	714,800	714,800	Year End Roll	12/18/2019	Date		
2019	101	FV	169,800	0	11,940.	552,500	722,300	722,300	Year End Roll	1/3/2019	Time		
2018	101	FV	169,800	0	11,940.	412,400	582,200	582,200	Year End Roll	12/20/2017	12/10/20		
2017	101	FV	169,800	0	11,940.	373,500	543,300	543,300	Year End Roll	1/3/2017	23:25:39		
2016	101	FV	169,800	0	11,940.	358,000	527,800	527,800	Year End	1/4/2016	Prior Id # 1:		
2015	101	FV	149,200	0	11,940.	303,500	452,700	452,700	Year End Roll	12/11/2014	Prior Id # 2:		
2014	101	FV	149,200	0	11,940.	287,900	437,100	437,100	Year End Roll	12/16/2013	Prior Id # 3:		
2013	101	FV	149,200	0	11,940.	273,900	423,100	423,100		12/13/2012	ASR Map:		

SALES INFORMATION

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
BENNETT LINDA P	54115-410		1/7/2010		375,000	No	No								
PIGG RUTH B	44291-152		12/14/2004	Family		1	No	No							
	7683-102		1/1/1901	Family		No	No	N							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/29/2012	838	Porch	1,200					repair front porch	9/26/2018	MEAS&NOTICE	BS	Barbara S
6/28/2012	825	Porch	2,500					REPL BACK PORCH	1/5/2009	Measured	336	PATRIOT
8/19/1993	402		7,000					REMODEL KITCHEN/BA	10/31/2000	Hearing Chag	189	PATRIOT
									2/10/2000	Meas/Inspect	197	PATRIOT
									7/25/1997		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 2 - Bungalow	1A - 1 Sty +Attic	Full Bath: 1	Rating: Average															
Sty Ht: 1	Total: 1	A Bath:	Rating:															
(Liv) Units: 1		3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:															
Sec Wall:	%	OthrFix:	Rating:															
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid				Desc: Line 1				# Units: 1						
Color: WHITE		A Kits:	Rating:															
View / Desir:		Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1930	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdct:	Fact: .	Floor:																
Const Mod:		% Own:																
Lump Sum Adj:		Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRs	FL									
Prim Int Wall: 2 - Plaster		Functional:	%	Interior:		1	6	3										
Sec Int Wall:	%	Economic:	%	Additions:														
Partition: T - Typical		Special:	%	Kitchen:														
Prim Floors: 3 - Hardwood		Override:	%	Baths:														
Sec Floors:	%	Total:	31 %	Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar: 1				General:														
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 114.0-0007-0001.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				